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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Christian D. Hicks
Assistant City Council Committee Clerk

THURSDAY, NOVEMBER 7, 2019
10:00A.M.

A. ROLL CALL _

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. PUBLIC HEARING – RE: Approval of the establishment of a Neighborhood Enterprise Zone as requested by Hunter Pasteur Homes Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, MI in accordance with Public Act 147 of 1992 (**Petition #792**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

E. 10:25 A.M. CONTINUED PUBLIC HEARING – RE: Approval of the establishment of a Commercial Rehabilitation District for Broder Sachse Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #902**) (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

F. 10:35 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Article XVII, District Map No. 45 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on 175 parcels, generally bounded by the

McGraw Avenue and W. Warren Avenue to the north the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

G.10:45 A.M. PUBLIC HEARING – RE: Approval of the establishment of an Industrial Development District in the area generally bounded by McGraw, Warren, 28th Street, Edsel Ford Freeway, bounded on the West by 35th Street and the west property line of 5301 Junction Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #1084) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

H.10:55 A.M. PUBLIC HEARING – RE: Approval of the establishment a Commercial Rehabilitation District in the area of 3820 W. Grand River Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1052) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

I. 11:05 A.M. PUBLIC HEARING – RE: Approval of the establishment a Commercial Redevelopment District in the area of 1300 Beaubien Street, Detroit, Michigan, in accordance with Public Act 255 of 1978. **(Petition #759) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

J. 11:20 A.M. PUBLIC HEARING – RE: Approval of the establishment of an Industrial Development District in the general area of 263 N. Forman St. Detroit, Michigan, in accordance with Public Act 198 of 1974. **(Petition #1001) (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

UNFINISHED BUSINESS

1. Status of **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Request to Refer the Draft Right to Counsel Ordinance to the Planning and Economic Development Standing Committee. **(BROUGHT BACK AS DIRECTED ON 10-10-19)**
2. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(BROUGHT BACK AS DIRECTED ON 10-3-19)**
3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to NEZ Request, bounded by Rosa Parks Boulevard, Linwood Avenue, Clairmount Avenue

and Virginia Park Street. **(BROUGHT BACK AS DIRECTED ON 10-24-19)**

4. Status of **Law Department** submitting report and Proposed Ordinance to amend Chapter 50 of the 1984 Detroit City Code, Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets, by adding Division 3, Secondary Street Signs, Section 50-7-21, Assignment of secondary street signs permitted; Section 50-7-22, Location of secondary street signs; Section 50-7-23, Maintenance of secondary street signs; Section 50-7-24, Removal of secondary street signs; Sections 50-7-25, Limit on quantity of secondary street signs assigned per year; Section 50-7-31, Official petition form required; Section 50-7-32, Procedure; Section 50-7-33, Duties of the Legislative Policy Division to provide notice; Section 50-7-34, Duties of the Legislative Policy Division to prepare report; Section 50-7-35, Public hearing; Section 50-7-36, Resolution by City Council authorizing secondary street sign; Section 50-7-37, Duties of the Department of Public Works; Section 50-7-41, Procedure for City Council initiative; Section 50-7-42, Duties of the Legislative Policy Division to provide notice regarding assignment of secondary street sign through City Council initiative; Section 50-7-43, Report by the Legislative Policy Division regarding assignment of secondary street name through City Council initiative; Section 50-7-44, Public hearing regarding assignment of secondary street name through City Council initiative; Section 50-7-45, Resolution by City Council authorizing secondary street name; and Section 50-7-46, Duties of the Department of Public Works regarding assignment of secondary street sign through City Council initiative; to create a process for the assignment of secondary street signs, either by petition or by City Council initiative; to provide criteria for eligibility for the assignment of a secondary street sign; to provide timing requirements for the process of assigning a secondary street sign; to establish the duties of the Office of the City Clerk, Legislative Policy Division, and Department of Public Works in relation to the assignment of secondary street signs; to establish costs to be charged for the application for and installation of a secondary street sign; and to establish a limit for the quantity of secondary street signs that may be assigned within a calendar year. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 10-24-19)**
5. Status of **Council Member Scott Benson** submitting memorandum relative to Modification of the Draft Sign Ordinance. **(BROUGHT BACK AS DIRECTED ON 10-24-19)**
6. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Advisory Council District 7. **(BROUGHT BACK AS DIRECTED ON 10-24-19)**
7. Status of **Housing and Revitalization Department** submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Multiple Fiscal Years. **(The Housing & Revitalization Department (HRD) hereby requests to amend the CDBG Annual Action Plans for the fiscal years noted. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (BROUGHT BACK AS DIRECTED ON 10-31-19)**

8. Status of **Housing and Revitalization Department** submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plans for Fiscal Year 2016-2017. **(The Housing & Revitalization Department (HRD) hereby requests to amend its HUD Consolidated Plan Annual Action Plan for Fiscal Year 2016-2017, to reprogram unused Community Development Block Grant (CDBG) funds from the account below to be used in FY 2019-2020. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are unlikely to be used in a timely manner.) (BROUGHT BACK AS DIRECTED ON 10-31-19)**
9. Status of **Planning and Development Department** submitting reso. autho. Transfer of Jurisdiction/Surplus of Real Property – 10644 Gratiot, Detroit, MI 48213. **(The Detroit Parks and Recreation Department (“PRD”) has indicated to the Planning and Development Department (“P&DD”) that the above captioned property, 10644 Gratiot, Detroit, MI (the “Property”), is no longer appropriate to their needs. PRD has requested that the Finance Department transfer jurisdictional control over the Property to P&DD to administer as surplus real property.) (BROUGHT BACK AS DIRECTED ON 10-31-19)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

10. Submitting reso. autho. **Contract No. 6001869** - 100% Federal Funding – AMEND 1 – To Provide an Extension of Time for Homeless Prevention Public Services for Persons that are Residents of the City of Detroit. – Contractor: United Community Housing Coalition – Location: 2727 2nd Avenue #313, Detroit, MI 48201 – Contract Period: January 1, 2020 through March 31, 2020 – Total Contract Amount: \$148,673.50. **HOUSING AND REVITALIZATION Previous Contract Period: January 1, 2019 to December 31, 2019 (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
11. Submitting reso. autho. **Contract No. 6001033** - 100% City Funding – AMEND 1 – To Provide an Extension of Time and Increase of Funds for Vehicle Wash Services for the City of Detroit’s Police Department. – Contractor: Jefferson Car Wash – Location: 14615 E Jefferson, Detroit, MI 48215 – Contract Period: Upon City Council Approval through October 31, 2020 – Contract Increase Amount: \$66,804.00 – Total Contract Amount: \$200,412.00 **HOUSING AND REVITALIZATION Previous Contract Period: November 1, 2017 – October 31, 2019**
12. Submitting reso. autho. **Contract No. 6002478** - 100% City Funding – To Provide Environmental Remediation and Other Work to Assist in Preparing Properties for Future Development. – Contractor: Detroit Brownfield Redevelopment Authority – Location: 500 Griswold Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 3, 2020 – Total Contract Amount: \$250,000.00.

PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)

13. Submitting reso. auth. **Contract No. 6002500** - 100% City Funding – To Provide a Residential Rehabilitation at Address 8421 Gartner, for the Bridging Neighborhoods Program. – Contractor: Nora Contracting, LLC – Location: 3633 Michigan Avenue Suite 260, Detroit, MI 48216 – Contract Period: Upon City Council Approval through November 11, 2020 – Total Contract Amount: \$77,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

LAW DEPARTMENT

14. Submitting report relative to Fort Shelby Hotel – HUD 108 Loan. **(The Law Department has submitted privileged and confidential correspondence, dated November 1, 2019, regarding the above-referenced matter.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
15. Submitting Proposed Ordinance to amend Chapter 43 of the 2019 Detroit City Code, *Streets, Sidewalks, and Other Public Places*, Article III, *Opening, Closing, Extending, Widening, Vacating, Naming, and Renaming of Streets, and Assigning Secondary Names to Streets*, Division 3, *Secondary Naming of Streets*, by adding Section 43-3-41, *Assignment of secondary street signs permitted*; Section 43-3-42, *Location of secondary street signs*; Section 43-3-43, *Maintenance of secondary street signs*; Section 43-3-44, *Removal of secondary street signs*; Section 43-3-45, *Limit on quantity of secondary street signs assigned per year*; Section 43-3-51, *Official petition form required*; Section 43-3-52, *Procedure*; Section 43-3-53, *Duties of the Legislative Policy Division to provide notice*; Section 43-3-54, *Duties of the Legislative Policy Division to prepare report*; Section 43-3-55, *Public hearing*; Section 43-3-56, *Resolution by the City Council authorizing secondary street sign*; Section 43-3-57, *Duties of the Department of Public Works*; Section 43-3-61, *Procedure for City Council initiative*; Section 43-3-62, *Duties of the Legislative Policy Division to provide notice regarding assignment of secondary street sign through City Council initiative*; Section 43-3-63, *Duties of the Legislative Policy Division to prepare report regarding assignment of secondary street sign through City Council initiative*; Section 43-3-64, *Public hearing regarding assignment of secondary street sign through City Council initiative*; Section 43-3-65, *Resolution by the City Council authorizing secondary street sign through City Council initiative*; and Section 43-3-66, *Duties of the Department of Public Works regarding assignment of secondary street sign through City Council initiative*; to create a process for the assignment of secondary street signs, either by petition or City Council initiative; to provide criteria for eligibility for the assignment of a secondary street sign; to provide timing requirements for the process of assigning a secondary street sign; to establish responsibility for the cost of replacing a missing or damaged secondary street sign; to establish the duties of the Office of the City Clerk, Legislative Policy Division, and Department of Public Works in relation to the assignment of secondary street signs; to authorize the Legislative Policy Division to establish and charge a fee for the cost of administration, processing, issuance, and enforcement of a petition or City Council initiative for a secondary street sign; to authorize

the Department of Public Works to establish and charge a fee for the cost of designing, producing, and installing a secondary street sign; to provide methods to remove a secondary street sign; to establish responsibility for the cost of the removal of a secondary street sign; and to establish a limit for the quantity of secondary street signs that may be assigned within a calendar year. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

HISTORIC DESIGNATION ADVISORY BOARD

16. Submitting report relative to Status of 150 Bagley (United Artists Theatre Building). **(It is the opinion of HDAB staff that more documentation, including the official Section 106 assessment from the SHPO, is required in order to adequately assess the impact of the proposed demolition as well as viable redevelopment opportunities for the theatre building at 150 Bagley. We also recommend obtaining an official opinion from the Planning & Development Department regarding their site plan review process, treatment of historic properties and surface parking in the downtown core, and adherence to the master plan of policies.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
17. Submitting reso. autho. Extension of study period for the proposed Aretha Franklin Amphitheater/Chene Park Historic District. **(The study by the Historic Designation Advisory Board of the proposed Aretha Franklin Amphitheater/Chene Park Historic District is currently underway. It would appear that to provide time for the completion of this process that it is necessary to extend the study period for this proposed historic district.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
18. Submitting report and Proposed Ordinance to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-238 to establish the Aretha Franklin Amphitheater/Chene Park Historic District, and to define the elements of design for the district. **Petition #1661) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

HOUSING AND REVITALIZATION DEPARTMENT

19. Submitting reso. autho. Annual HOME, CDBG, NSP Awards – Additions to Previous Awards – Sugar Hill. **(The City of Detroit (“City”), through the Housing and Revitalization Department (“HRD”), makes annual funding available for “ready-to-proceed projects” from HOME, CDBG and NSP federal funds allocated to the City through U.S. Department of Housing and Urban Development (“HUD”). HRD has continued to work closely with HUD to meet the required commitment and disbursement deadlines for new and ongoing projects approved by the City.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
20. Submitting reso. autho. Annual HOME, CDBG, NSP Awards – New Award/Additions to Previous Awards. **(The City of Detroit (“City”), through the**

Housing and Revitalization Department (“HRD”), makes annual funding available for “ready-to-proceed projects” from HOME, CDBG and NSP federal funds allocated to the City through U.S. Department of Housing and Urban Development (“HUD”). HRD has continued to work closely with HUD to meet the required commitment and disbursement deadlines for new and ongoing projects approved by the City.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)

21. Submitting reso. autho. for a Partial Revocation of Commercial Rehabilitation Exemption Certificate No. C2015-038, on behalf of Brush Park Development Company Phase I, in Accordance with Public Act 210 of 2005 (Related to Petition #796). **(On October 7, 2019, Brush Park Development Company Phase I, LLC submitted a request for the partial revocation of Commercial Rehabilitation Certificate C2015-038 (amended) in order to remove only 124 Alfred, Unit 3 and 228 Edmund Place (a/k/a 240 Edmund Place). The property at 124 Alfred was divided in to three separate parcels with Units 1 and 2 remaining on the certificate and Unit 3 being removed from the certificate due to the property being approved for a Payment in Lieu of Taxes pursuant to the Michigan State Housing Development Authority program. The property at 228 Edmund Place will now be used to construct additional for-sale housing and not multi-family rental housing as originally contemplated.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

22. Submitting reso. autho. Request to Appropriate NSP-1 Program Income. **(In 2014, the U.S. Department of Housing and Urban Development (HUD) Office of the Inspector General (OIG) issued Audit Report 2014-CH-1002, concerning the use of Neighborhood Stabilization Program (NSP-1) funds and Fire Insurance Escrow (FIE) funds, to Housing and Revitalization Department (HRD)(the Planning and Development Department at the time of the audit). HRD has resolved many of the findings associated with the Audit Report. To address the remaining findings, the OIG requires that certain funds be transferred to the NSP-1 program and spent on NSP-1 eligible uses. HRD has worked the Buildings, Safety Engineering and Environmental Department (BSEED) and with the Office of the Chief Financial Officer (OCFO) to credit the proper funds to the NSP-1 account from both FIE and the General Fund. In addition, there is outstanding program income in the NSP-1 bank account that must be appropriated and spent for closeout of the program as required by HUD.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

23. Submitting reso. autho. Amended Property Sale by Development Agreement – 81, 95, 107 and 119 Garfield, Detroit, MI 48201. **(On July 31, 2018, your Honorable Body adopted a resolution approving the sale by development agreement of certain real property at 81, 95, 107 and 119 Garfield, Detroit, MI (the “Properties”) to POAH DD Sugar Hill, LLC (“Developer”) for the purchase price of Four Hundred Thousand and 00/100 Dollars (\$400,000.00)(the “Purchase Price”). The Developer proposes to construct and 85-unit, six story, mixed apartment building with ground-floor**

commercial use and an attached parking structure on the Properties. Due to financing complications, increased construction costs and unexpected environmental costs, the Developer has proposed to reduce the Purchase Price to Two Hundred Thousand and 00/100 Dollars (\$200,000.00)(the “Revised Purchase Price”) to help reduce the project’s funding gap. The City has reviewed the circumstances and financial information surrounding the Developer’s proposal and find the Revised Purchase Price to be necessary to move the project to a closing.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)

24. Submitting reso. autho. To Transfer certain City-owned properties approved for transfer in connection with certain Property Agreements supporting the Mack 1 Plant, Mack 2 Plant, Jefferson North Assembly Plant Projects first to Detroit Land Bank Authority for expedited quiet title proceedings. **(The City of Detroit (“City”), City of Detroit Brownfield Redevelopment Authority (“DBRA”) and FCA US LLC (“FCA”) have entered that certain Development Agreement relating to the investment of approximately \$2.5 billion in FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plants (collectively the “Projects”) to expand certain industrial automotive manufacturing in the City. It is anticipated that the Projects will result in the creation of approximately 4,950 additional FCA jobs in the City, as well as increase business and economic opportunities for related supplier and support industries.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

25. Submitting reso. autho. Bridging Neighborhoods Program Transfer to the Detroit Land Bank Authority – 1563 Calvary, 1663 Waterman, 8147 Chamberlain, 8336 Navy, 1640 Woodmere and 4349 Apple. **(The Bridging Neighborhoods Program (the “Program”) is being offered to eligible homeowners in identified areas of Detroit, who currently occupy their homes and are directly affected by the Gordie Howe International Bridge Project. Under the Program, these homeowners are being given the opportunity to purchase a Program renovated home (“Program Home”) from the Detroit Land Bank Authority (“DLBA”) for \$1.00, in exchange for the Program Buyer deeding their Exchange Eligible Home directly to the City. The City would then demolish and clear these acquired properties for future non-residential uses, including landscape buffering and commercial/industrial uses.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

MISCELLANEOUS

26. **Council Member Scott Benson submitting memorandum relative to Modification of the Draft Sign Ordinance. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**
27. **Council President Pro Tem Mary Sheffield submitting memorandum relative to Jefferson Houze LED Sign. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**

28. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Team Wellness Center Issues. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 11-7-19)**